

FOR LEASE

125 E. Jackson Ave.

Knoxville, TN



**NV/Bowery Buildings
New Renovation**

Property Information

- ◆ **\$34.00 sq. ft.** NNN for the street space
 - ◆ **\$32.00 sq. ft.** NNN for the rear space
 - ◆ **18,000 sq. ft.** (9000 sq. ft. per floor)
 - ◆ Easy access to interstate I-40 and I-70.
 - ◆ Nearby Retailers and Restaurants are the following: Kefi, Melting Pot, Barley's Taproom, Pizzeria, and new Smokey's baseball stadium
- | ◆ Demographics: | <u>1- Miles</u> | <u>3 -Miles</u> | <u>5-Miles</u> |
|--------------------------|------------------------|------------------------|-----------------------|
| ◆ Population: | 9,568 | 154,052 | 353,900 |
| ◆ Avg. Household Income: | \$ 56,276 | \$ 61,984 | \$ 79,869 |

Will Sims

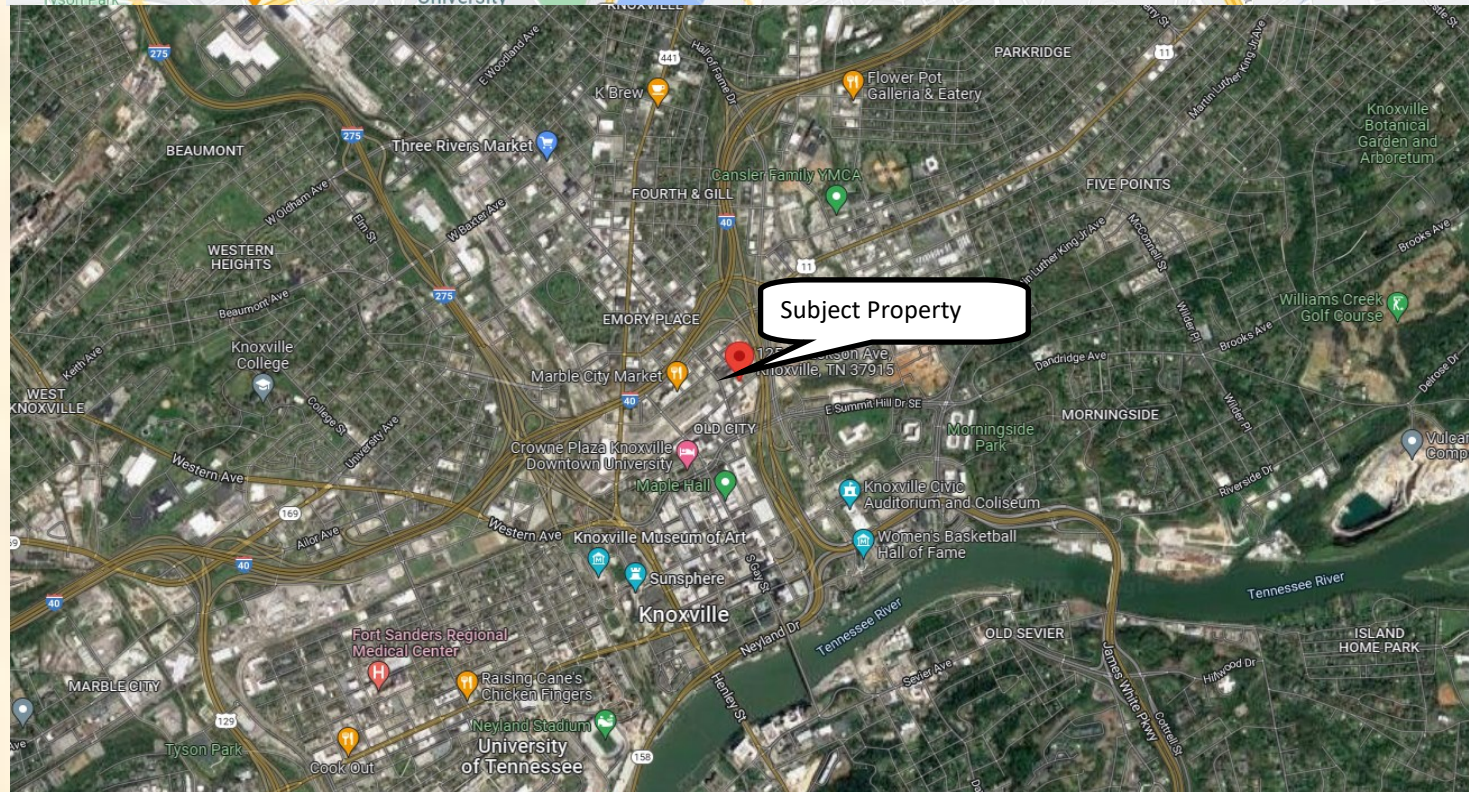
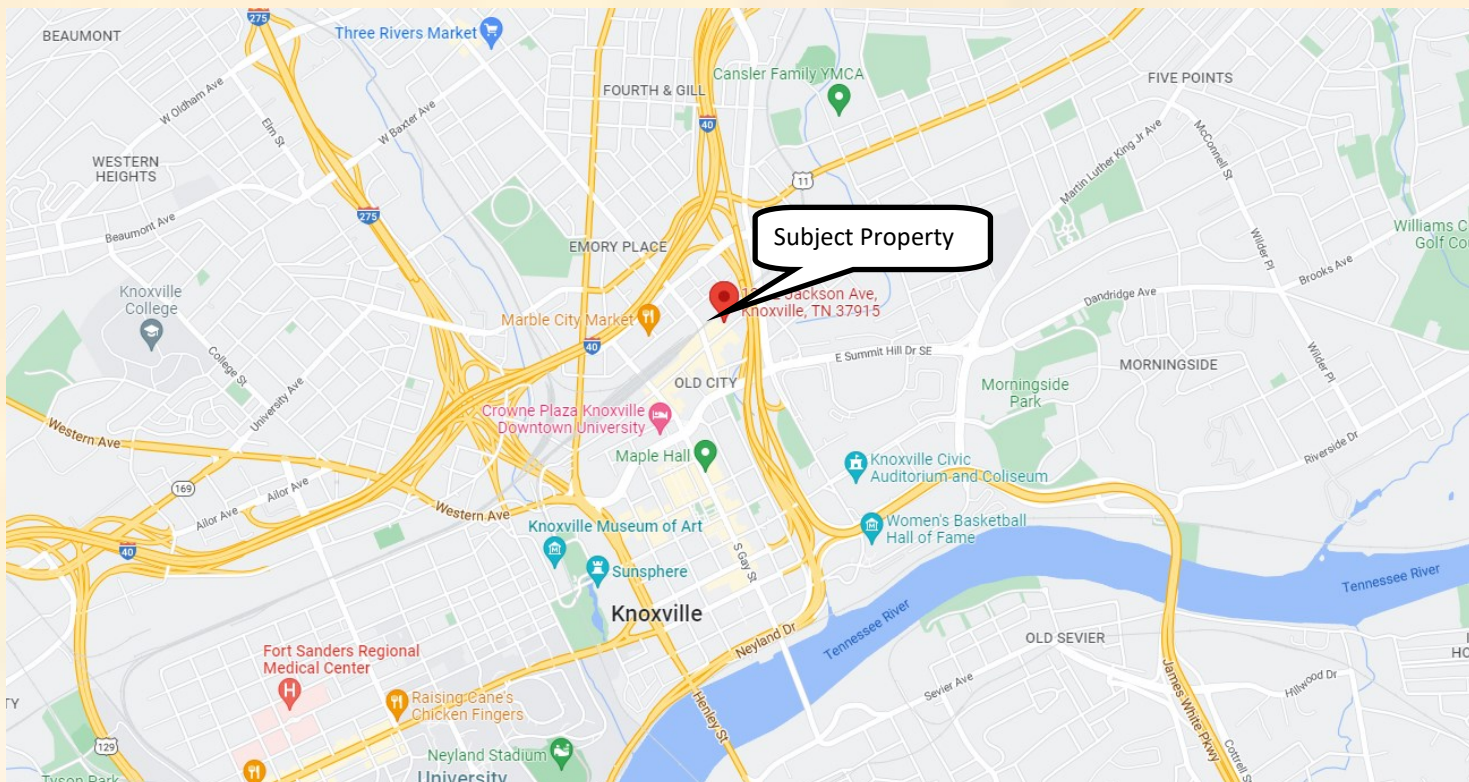
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Regional Map



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Trade Area Aerial



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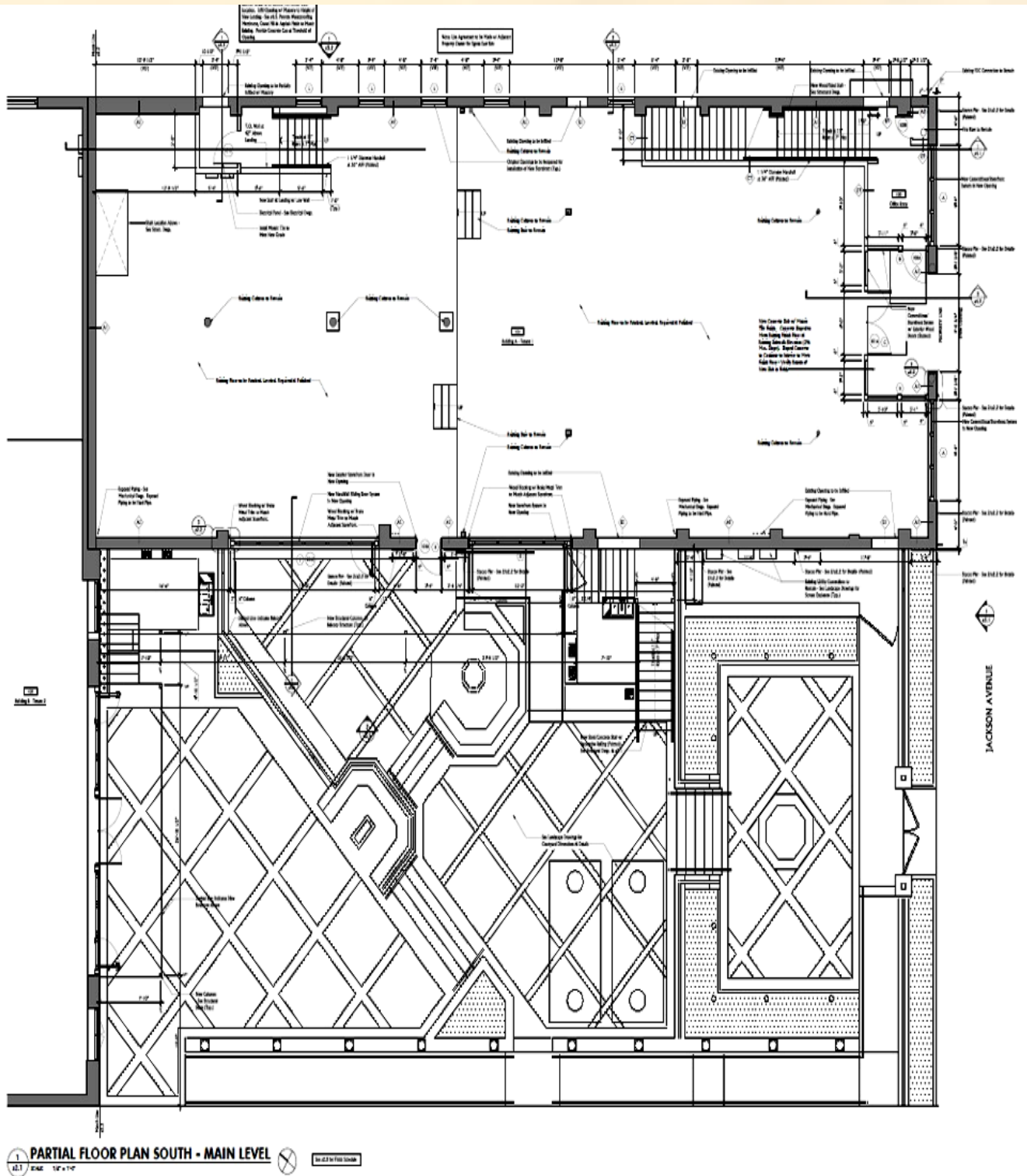
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Partial Floor Plan – South Main Level



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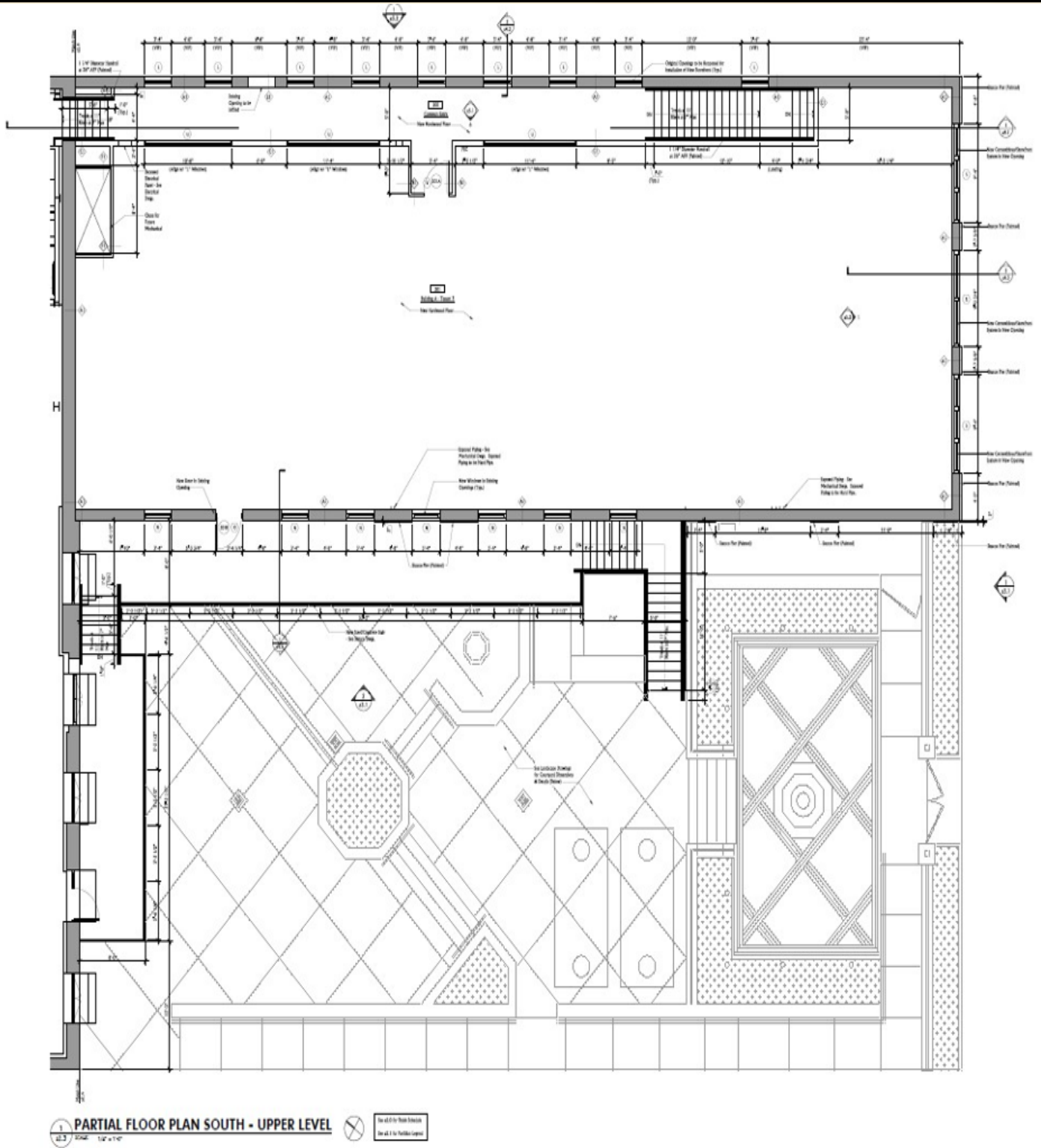
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Partial Floor Plan – South Upper Level



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Interior and Courtyard Renderings



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Exterior Renderings



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Demographics

4/11/22, 9:50 AM

Executive Summary

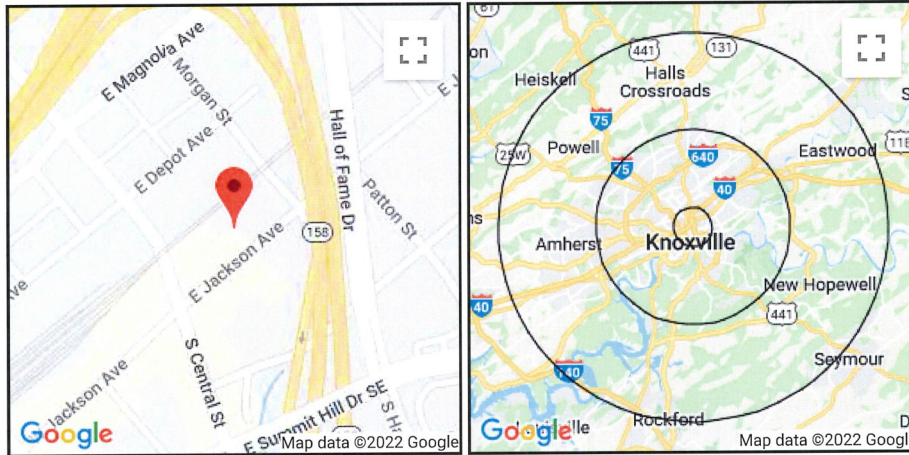


EASI Demographics on Demand Updated Site Selection Reports & Analysis Executive Summary

Address: 125 E Jackson, Knoxville, TN

Latitude: 35° : 58' : 17"

Longitude: -83° : 55' : 03"



Description	1 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/1990)	10,512	140,352	267,770
Population (4/1/2000)	8,584	138,949	291,643
Population (4/1/2010)	8,818	140,721	321,375
Population (1/1/2021)	9,568	154,052	353,900
Population (1/1/2026)	9,656	155,497	357,296
Percent Growth (2021/2010)	8.51	9.47	10.12
Percent Forecast (2026/2021)	0.92	0.94	0.96

Description	1 Miles	5 Miles	10 Miles
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	5,275	58,696	109,505
Households (4/1/2000)	4,646	60,903	124,410
Households (4/1/2010)	4,387	60,281	135,516
Households (1/1/2021)	4,816	66,506	149,966
Households (1/1/2026)	4,848	66,945	150,954
Percent Growth (2021/2010)	9.78	10.33	10.66
Percent Forecast (2026/2021)	0.66	0.66	0.66

GENERAL POPULATION CHARACTERISTICS			
Median Age	30.8	34.2	37.8
Male	5,146	74,795	172,298
Female	4,422	79,257	181,602
Density	3,323.0	2,048.8	1,187.2
Urban	9,568	154,007	330,164
Rural	0	45	23,736

GENERAL HOUSEHOLD CHARACTERISTICS

<https://www.easidemographicsondemand.com/trs/site.exe>

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Demographics

4/11/22, 9:50 AM

Executive Summary

Households (1/1/2021)	4,816	66,506	149,966
Families	1,231	33,347	88,088
Non-Family Households	3,585	33,159	61,878
Average Size of Household	1.77	2.17	2.28
Median Age of Householder	33.8	48.5	50.7
Median Value Owner Occupied (\$)	174,777	112,898	159,173
Median Rent (\$)	574	581	622
Median Vehicles Per Household	1.5	1.9	2.2
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	5,808	77,602	169,590
Housing, Owner Occupied	996	34,122	94,837
Housing, Renter Occupied	3,820	32,384	55,129
Housing, Vacant	992	11,096	19,624
POPULATION BY RACE			
White Alone	7,019	109,697	285,662
Black Alone	1,847	32,078	42,504
Asian Alone	225	3,085	7,460
American Indian and Alaska Native Alone	50	623	1,228
Other Race Alone	218	5,069	10,425
Two or More Races	209	3,500	6,621
POPULATION BY ETHNICITY			
Hispanic	387	7,943	16,347
White Non-Hispanic	6,821	106,290	278,616
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	271,026,892	4,122,300,526	11,977,609,967
Median Household Income (\$)	27,087	43,348	59,505
Average Household Income (\$)	56,276	61,984	79,869
Per Capita Income (\$)	30,363	27,534	34,374
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	326,279	2,832,195	6,747,826
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	244,128.4	3,692,778.7	9,483,576.5
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	18,789	65,422	153,591
Establishments, Total (by Place of Work)	817	3,521	8,089
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	105	101	103
EASI Total Crime Index (US Avg=100; A=High)	190	145	107
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	7	95	190

Footnotes:

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All estimates are as of 1/1/2021 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031

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